

MINUTES

**HISTORIC PRESERVATION COMMISSION
7447 E. Indian School Road
1st Floor Community Development Conference Room
May 27, 2004
5:00 p.m.**

CALL TO ORDER

Chairman Wimmer called the meeting to order at 5:00 P.M., noting the presence of a quorum.

ATTENDANCE

Present: Edward Wimmer, Chairman
B.J. Gonzales, Vice-Chair
Cathy Johnson
George Hartz
Nancy Dallett
Paul Winslow

Absent: Kathy Howard

Staff: Debbie Abele
Bob Cafarella
Kira Wauwie, Current Planning
Cory Lew, Capital Project Management

Visitors: Scott Lyon, Ken Allen, Burt Armstrong

PUBLIC HEARING/ACTION ITEM

3-HP-2004 & 49-DR-2002#4 Hotel Valley Ho Certificate of Appropriateness (Hotel Valley Ho Historic Property) - request by Scott Lyon, owner/applicant and Ken Allen, architect to approve amended site plan and elevations, including the tower building addition (72' total height) and one new two-story hotel guest room wing, for the Hotel Valley Ho project at 6850 E. Main Street, zoned Highway Commercial, Downtown Overlay, Historic Property (C-3 DO HP). The Commission will use the design guidelines from the approved Historic Preservation Plan for this property to determine whether the requested Certificate of Appropriateness should be approved.

Ms. Abele explained the parameters of the review process, noting that the issue was not one of aesthetics or design review, but rather a government regulatory review. She discussed parameters for consideration, noting the site plan and elevation, location and setting, and attention to procedural due process. She explained that notice had been given and that any action at the hearing should be fairly made, informed, based on the information presented, and knowledge and understanding of the guidelines as to what is expected, and consistent with previous decisions. Ms. Abele also stated that the request must meet various technical requirements of the city, identified in the stipulations.

Ms. Abele referred to the staff report and reviewed the approval and actions taken on this case to date. She stated that action tonight related only to the design that has been conceptually approved, as to form, design, material, workmanship such that the Commission finds meets the certificate of appropriateness. She explained that pursuant to approval tonight, the Applicant could then apply for a building permit.

Mr. Allen, architect for the Applicant, addressed the Commission. He discussed the base plan, elevations, landscaping, and courtyard. He stated that the project before the Commission encompasses all of the existing buildings on the property with the addition of a new two-story 20-room guest wing, a "future" restaurant and ballroom. Mr. Allen reviewed access to the property, parking areas, and a great deal of open space. He noted that most of the open area is being maintained as green grass. He reviewed the courtyard in detail, noting that the building would be taken back to its original configuration, while bringing the existing elements up to code. Mr. Allen referred to the building materials and colors to be used to reflect the overall character of the project. Mr. Allen went on to discuss the water features and spas.

In reply to a question by Vice-Chair Gonzales, Mr. Allen stated that the cabanas were 18 feet in height, the pool equipment structure and the bar being 10 feet in height. He went on to review the main building and noted that the elevation changes were a significant change from the earlier October 2002 approval relating to the height of the tower building itself. He referred to a bronze metal art piece, not designed as yet, anticipated as part of the tower end piece.

Mr. Armstrong, landscape architect reported on the salvage and transplant efforts, and plans to retain the existing citrus trees and palm trees. He pointed out various fountains and drought tolerant plantings.

Mr. Allen referred to the 175 parking spaces on the adjacent parcel to the south.

Commissioner Johnson expressed some confusion as to a photograph of the project received several weeks earlier, and disclosed E-mails with Mr. Wimmer in an effort to clarify the issue. Commissioner Johnson provided copies of the E-mails between herself and Chairman Wimmer. She also noted confusion between the terms tower and tower building.

Commissioner Johnson read a brief statement: "It appears to me that the entire concept of the Valley Ho is in a process of change. I understand how this can happen, but am still planning to look at it from a preservation and historic point of view."

Commissioner Winslow questioned the extension of the entry tower and how it relates to the other pieces. He commented that the extension seems to dominate everything else in the scale of the building.

Mr. Lyon responded that the perspective shown to the Commission did, indeed, appear large. He explained that the perspective from the west is not nearly as prominent. He added that the existing historic sign is centered on Main Street, and he viewed that as carrying on the intent of the original architect.

Commissioner Winslow also asked for clarification as to the bronze artwork mentioned for the front of the tower. Mr. Allen replied that, although not yet designed, the end piece would be subtle.

Commissioner Hartz commented on a problem of balance with the straight elevations, noting that the structure seems much taller, almost begging for another floor. Mr. Allen explained the rationale for the elevations and the relationship between the stairs, elevators, and remaining space. He stated that a great deal of attention had been devoted to maintaining proper scale.

Vice-Chair Gonzales expressed an appreciation for the proportions of the project, noting that the perspectives shown don't do it justice.

Chairman Wimmer asked for comments from the public. Mr. Lyon observed that many years prior, the Design Charrette Study in May 2001 had been charged with preservation of the site. He noted that the participants broke into different groups to develop a plan. Mr. Lyon pointed out that none of the groups were able to preserve everything that was original, and expressed pride in the plan presented this evening as it preserves every original building from 1956 and 1958.

Ms. Abele advised the Commission that they were only voting to approve the changes made from the original plan. Chairman Wimmer opened the floor for a motion.

VICE-CHAIR GONZALES MOVED TO APPROVE THE ADDITIONS TO THE EXISTING BUILDINGS IN ITS ENTIRETY, ACCEPTING THE RECOMMENDATIONS OF STAFF. SECONDED BY COMMISSIONER WINSLOW.

There was discussion as to exclusion of approval of the bronze artwork element in the motion. Ms. Abele stated that the issue was more aesthetic and not within the purview of the Commission, although the Commission could certainly request that the Applicant return with the final design.

VICE-CHAIR GONZALES AMENDED HIS MOTION TO STIPULATE TO THE PROPOSED DECORATIVE PANEL ON THE TOWER INCLUDING THE OPEN NATURAL METAL SCREEN. COMMISSIONER WINSLOW AMENDED HIS SECOND. THE MOTION PASSED UNANIMOUSLY, 6-0.

COMMISSIONER HARTZ MOVED TO APPROVE THE NEW DEVELOPMENT AND CONSTRUCTION ITEMS, AS THEY APPEAR TO BE WELL IN KEEPING WITH THE GUIDELINES AS DEFINED IN THE STAFF REPORT. SECONDED BY COMMISSIONER JOHNSON. THE MOTION PASSED UNANIMOUSLY, 6-0.

WORK SESSION ITEM

REVIEW CITY PLANS TO IMPROVE THE INTERSECTION OF CATTLE TRACK ROAD AND MCDONALD DRIVE FOR POSSIBLE IMPACTS ON CATTLE TRACK COMPLEX HP PROPERTY, AND CONSIDER APPROPRIATE REVIEW PROCESS

Ms. Abele explained that the purpose of this item was to provide the Commission with information as to the determination of a Certificate of Appropriateness or a Certificate of No Effect. She noted the improvements initially planned by the city and resultant difficulties. She stated that plans for the curb and gutter were removed and the amount of paving reduced.

Mr. Lew, CPM addressed the Commission and reviewed the options that had been presented to the affected residents along Cattle Track Road. Mr. Lew presented the design concept report, noting the major drainage improvement. He referred to several open houses and indicated that concerns had been satisfied, and that Ms. Ellis expressed acceptance of the plan.

Vice-Chair Gonzales expressed dismay as to lack of communication between different city departments regarding this item demonstrated at previous meetings. . He stated that he lives on Cattle Track and that the plan as outlined will affect the rural character of the road. He asked for more discussion and input before any action. In response to a question by Chairman Wimmer, Ms. Abele clarified that the total encroachment area was a total of 500 square feet on the periphery of the HP District. Commissioner Gonzales noted that City Council specifically stated that there would be no pavement or use of concrete in the area.

Mr. Cafarella observed that Vice-Chair Gonzales' issue might be separate from one of historic preservation and would have to be addressed by the city through its other processes.

Commissioner Gonzales stated that he had spoken with Ms. Ellis prior to the meeting, and that she had indicated displeasure with the double yellow line as indicated on the plan.

Commissioner Hartz agreed with staff's conclusion that this is not a subject that affects the Historic Preservation District and that a Certificate of No Effect is appropriate. Commissioner Winslow acknowledged that anything that encourages traffic on the road would ultimately have a negative effect on the Historic District. He added that the question is whether the encouragement of traffic is a legitimate issue, as the 500 square feet does not appear to be an issue. Ms. Abele noted that the area was a gray one, and that traffic was more of a health and safety issue, was related to potential secondary impacts, and was not within the purview of the Commission.

COMMISSIONER HARTZ MOVED THAT THE COMMISSION INDICATE ITS AGREEMENT AND ACCEPTANCE OF STAFF'S DECISION TO ISSUE A CERTIFICATE OF NO EFFECT CONCERNING THE ROAD IMPROVEMENTS IN THE CATTLE TRACK AREA. SECONDED BY COMMISSIONER WINSLOW. Commissioner Johnson commented that in the future, when dealing with the boundaries of historic property, that staff check for any easement or property zoning issues beforehand. Chairman Wimmer called for the vote. THE MOTION PASSED BY A VOTE OF FIVE (5) TO ONE (1) WITH VICE CHAIR GONZALES VOTING "NAY".

REGULAR AGENDA ITEMS

COMMISSIONER COMMENTS AND ANNOUNCEMENTS /PUBLIC COMMENTS

Chairman Wimmer asked for input as to summer meetings, and noted that in the past a hiatus was taken, starting with the second meeting in July and reconvening on the third Thursday in August. Ms. Abele noted that there might be recommendations from the Historic Register Committee after the June 9 meeting. Chairman Wimmer proposed that a special meeting could be called if necessary.

Commissioner Johnson noted the State Preservation Conference at ASU July 29-31, and distributed a copy of the agenda.

Commissioner Hartz advised that he had once again contacted Pat Dodds about the Commission's expression of interest in attending the Mayor's Breakfast and would report back as to a definite date.

FUTURE MEETINGS AND AGENDA ITEMS

The next regular meeting is June 10, 2004.
The Historic Register Committee meets on June 9, 2004.

ADJOURNMENT

Being duly moved and seconded, the meeting was adjourned at 6:42 P.M.

Submitted by: "For the Record" Court Reporters